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THE TELANGANA GAZETTE

PART–I EXTRAORDINARY

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No. 106-C] HYDERABAD, WEDNESDAY, MAY 28, 2025.

NOTIFICATIONS BY GOVERNMENT

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METROPOLITAN AREA & URBAN DEVELOPMENT DEPARTMENT

(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE BELONGING TO THE PRESIDENT OF INDIA, REPRESENTED BY THE COMMISSIONER, CENTRAL TAX, CENTRAL EXCISE AND SERVICE TAX DEPARTMENT, MEDCHAL GST COMMISSIONERATE IN KHAJAGUDA (V), SERILINGAMPALLY (M), RANGA REDDY DISTRICT – CONFIRMATION.

[G.O. Ms. No.96, Metropolitan Area & Urban Development (Plg.I (1)), 6th May, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified CDA Master Plan approved by the Government vide G.O.Ms.No.538 MA&UD, dt:29.10.2001.

VARIATION

The site in Sy.No.28/P of Khajaguda(V), Serilingampally(M), Ranga Reddy (D), to an extent of Ac 3-00 belonging to The President of India, represented by the Commissioner, Central Tax, Central Excise & Service Tax Department, Medchal GST Commissionerate which is presently earmarked as Residential Use zone, as per the notified CDA Master Plan approved by the Government vide G.O.Ms.No.538 MA&UD, dt:29.10.2001, is now designated as Commercial use zone.

subject to the following conditions:

1. The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, Dt:07-04-2012.
2. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the Land.
6. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
7. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
8. Commercial use will be considered on the site under reference subject to payment of 3 times of impact fee

SCHEDULE OF BOUNDARIES

North : Existing 100ft wide road
South : Sy.No.28/P of Khajaguda(V)
East : Sy.No.28/P of Khajaguda(V)
West : Sy.No.27 of Khajaguda(V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN GUNDLAPOCHAMPALLY (V), GUNDLAPOCHAMPALLY MUNICIPALITY, MEDCHAL-MALKAJGIRI DISTRICT – CONFIRMATION.

[G.O. Ms. No.99, Metropolitan Area & Urban Development (Plg.I (1)), 17th May, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified MDP-2021 issued vide G.O.Ms.No.288 MA & UD Dept, dt:03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.524/P, 526/P, 528/P & 529/P of Gundlapochampally (V), Gundlapochampally Municipality, Medchal - Malkajgiri District to an extent of 8700.74 Sq.Mtrs., which is presently earmarked as Conservation use as per the notified MDP-2021 issued vide G.O.Ms.No.288 MA & UD Dept, dt: 03.04.2008, is now designated as Residential use, **subject to the following conditions:**

1) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

2) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost. The owners /applicants shall develop the roads free of cost as may be required by the local authority.
3) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
5) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
6) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.R. Agriculture Ceiling Act.
7) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
8) The change of land use shall not be used as the proof of any title of the land.
9) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire and for any public purpose as per law.
10) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
11) The applicant has to fulfill any other conditions as may be the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Vacant land in Sy.No.524/P of Gundlapochampally (V)
South	:	Vacant land in Sy.Nos.526/P, 528 & 529/P of Gundlapochampally (V)
East	:	Sy.Nos.524/P & 526/P (12 mtrs wide road) of Gundlapochampally (V)
West	:	Sy.Nos.524/P & 529/P of Gundlapochampally(V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN RAMPALLY (V), KEESARA MANDAL, MEDCHAL-MALKAJGIRI DISTRICT – CONFIRMATION.

[G.O. Ms. No.101, Metropolitan Area & Urban Development (Plg.I (1)), 20th May, 2025.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2021 issued vide G.O.Ms.No.288, MA&UD, dt. 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 53, 55 & 82 of Rampally (V), Keesara Mandal, Medchal-Malkajgiri Dist., to an extent of 9549.17 Sq.mtrs & net site area 8,948.15 Sq.mtrs, which is presently earmarked as Conservation use as per the notified Master Plan MDP-2021 issued vide G.O.Ms.No.288, MA&UD, dt. 03.04.2008, is now designated as Residential use, subject to compliance of GO.Ms.No.106, MA, dt:6.7.2020 and also **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use does not bar any public agency including Hyderabad
9. Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
10. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
11. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority

Schedule of boundaries are as follows:

East : Neighbor's land in Part of Sy.no. 73 of Rampally (V)
West : Neighbor's land in Part of Sy.no's. 53 & 82 of Rampally (V)
North : 9.14M wide road & Proposed100feet MP Road
South : two 33ft wide road and Neighbor's houses

Dr. K. ILAMBARITHI,
Secretary to Government.

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